

CAPSULE SUMMARY
102-104 Charles Street (AA-385)
Annapolis, Maryland

The building at 102-104 Charles Street consists of two single-family dwellings within a contiguous structure dating from 1879. The dwellings were constructed simultaneously for African American property owner William B. Jackson as rental housing. Defaulting on the mortgage, Jackson was forced to sell the property to Reverend Frank Mezick, who later purchased the adjacent property at 106-108 Charles Street. Mezick, who lived in Virginia, maintained ownership of the building until his death in 1949, at which time the dwellings were sold separately. The house at 102 Charles Street has been owner-occupied by the same family for nearly fifty years. The dwelling at 104 Charles Street has been occupied by just one of its many owners, being used primarily as rental housing since its construction.

Measuring four bays wide and two bays deep, the symmetrical facade reads as two separate houses, each two bays wide. The wood frame structure sits on a slightly raised brick foundation and is covered with square-butt wood shingles. The low pitched side gable roof, finished with an overhanging wood cornice, is sheathed with standing seam metal. The rectangular form of the two-story building is augmented by a two-story ell with a sloping roof. The roof of the main block is pierced by two interior brick chimneys, while the rear ell has a single shared interior brick chimney.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. AA-385

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1. Name of Property

=====

historic name _____

common/other name _____

=====

2. Location

=====

street & number 102-104 Charles Street not for publication _____

city or town Annapolis vicinity _____ state Maryland code MD

county Anne Arundel code 003 zip code 21401

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3. State/Federal Agency Certification

N/A

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4. National Park Service Certification

N/A

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5. Classification

=====

Ownership of Property (Check all that apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing Noncontributing

<u>2</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>2</u>	_____	Total

Is this property listed in the National Register?

Yes ☒ Name of Listing Annapolis Historic District

No _____

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6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: Single Dwelling

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Colonial Revival

Materials (Enter categories from instructions)

foundation Brick

roof Standing Seam Metal

walls Wood Shingles

other _____

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

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8. Statement of Significance
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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

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Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1879-1952

Significant Dates 1879
1897
1952

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation Undefined

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

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9. Major Bibliographical References

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(Cite the books, articles, legal records, and other sources used in preparing this form.)

Anne Arundel County Land and Will Records. Anne Arundel County Courthouse and Maryland State Archives, Annapolis, Maryland.

Archives of Maryland, XXXVIII, "Act for Keeping Good Rules and Orders," 1696.

Papenfuse, Edward and Jane McWilliams. "Southern Urban Society After the Revolution: Annapolis, Maryland, 1782-1786." Final Report for NEH Grant #H69-0-178, Historic Annapolis Foundation, 1969.

Record Group 29, "Records of the Bureau of the Census." 1880, 1900, 1910, and 1920 Census; Anne Arundel County, Maryland.

Warren, Marion E. and Mame Warren, The Train's Done Been and Gone, Annapolis, MD: M.E. Warren, 1976.

Maps and Drawings

Magnus, Charles. Bird's Eye View of the City of Annapolis, 1864, Reproduced 1967.

Sachse, Edward. Bird's Eye View of the City of Annapolis, circa 1858. Maryland Hall of Records, MdHR G 1219-349.

Sanborn Fire Insurance Maps, 1885, 1891, 1896, 1903, 1908, 1913, 1921, 1930, and 1954 updated.

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10. Geographical Data

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Acreage of Property Less than one acre

Verbal Boundary Description (Describe the boundaries of the property.)

The property designated as 102-104 Charles Street is located on Parcels 651 and 652 as shown on Grid 16, Map 4Z in the City of Annapolis.

Boundary Justification (Explain why the boundaries were selected.)

The building has been historically associated with this property since its construction in 1879.

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11. Form Prepared By

=====

name/title Laura Trieschmann, Architectural Historian
organization EHT Traceries, Inc. date July 7, 1999
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815

=====

12. Property Owner

=====

name Myra Leitch
street & number 102 Charles Street telephone _____
city or town Annapolis state MD zip code 21401

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name Risselle R. Fleisher (104 Charles Street)
street & number 250 President Street telephone _____
city or town Baltimore state MD zip code 21202

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MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-385

Section 7 Page 1

102-104 Charles Street

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The two single-family dwellings at 102-104 Charles Street were erected as a single structure in 1879. Measuring four bays wide and two bays deep, the symmetrical facade reads as two separate houses, each two bays wide. The wood frame structure sits on a slightly raised brick foundation and clad with square-butt wood shingles. The low pitched side gable roof, finished with an overhanging wood cornice, is sheathed with standing seam metal. The rectangular form of the two-story building is augmented by a two-story ell with a sloping roof. The roof of the main block is pierced by two interior brick chimneys, while the rear ell has a single shared interior brick chimney.

The building is located on the east corner of Charles Street and Cathedral Street, a road that bisected the much larger Parcel 31 circa 1879. Set back slightly from the brick sidewalk, the building is accessed by two sets of stairs with metal rails. The side yard of 104 Charles Street is enclosed by a high vertical board fence. The rear of the yard, historical much larger, is enclosed by a four-course concrete wall composed of beveled blocks. Above the concrete wall is a modern wood fence. The two dwellings are separated at the rear by a high modern wood fence. Difficult to view from the public right-of-way, the backyards have one-story sheds at the rear.

Exterior

As constructed, the dwellings are identical in detailing and massing. Each dwelling is two bays wide with a side entry and an elongated window opening. The principal elevation, fronting northwest on Charles Street, displays the raised brick foundation. The first story of each dwelling is marked in the outer-most bays with single entries. The openings are accessible by modern brick stoops with concrete stairs and metal rails. The six-paneled doors have narrow wood surrounds with interior beading. Sheltered by storm doors, the openings are capped with two-light transoms. The inner bays of the facade hold two single windows with narrow beaded casings, wood sills, and louvered shutters. All of the openings historically held 6/6 windows, which are extant at 104 Charles Street. The 1/1 replacement windows of 102 Charles Street all have 6/6 snap-in muntins.

The second story is marked by four equally spaced window openings symmetrically placed over the openings of the first story. All of the openings are framed with narrow beaded casings, wood sills, and louvered shutters. The dwelling at 102 Charles Street has 1/1 windows, while 104 Charles Street retains the original 6/6 windows.

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The overhanging entablature of the facade is finished with a wide wood frieze, bed molding, scrolled modillions and brackets, and a boxed cornice. The modillions are ornamented with acorn drops and the brackets have finials.

The southwest elevation at 102 Charles Street fronts Cathedral Street. The raised brick foundation, repointed in places, has a single opening covered with plywood. The first and second stories are symmetrically pierced by single 1/1 openings. As seen on the principal elevation, the first story opening is elongated. The windows are framed with wood sills and narrow beaded casings.

The rear of 102 Charles Street, facing southeast, is pierced on the main block with a single 1/1 window opening on the first story. The ell occupies the remaining three bays of the main block to the east. The southwest wall of the ell has single 1/1 windows on the first and second stories. The southeast wall has two openings for each dwelling, consisting of an entry and window on the first story. The entry at 102 Charles Street has a paneled door with two-light, while the window holds a 1/1 sash. The first story of 104 Charles Street has a paneled glass door and paired window openings. The second story of the ell has a standard-sized window in the southernmost bay with a 1/1 sash. At the center, over the entry opening of 104 Charles Street, is an elongated 2/2 window. To the east is a small rectangular opening with a one-light awning window.

The northeast elevation of the building is flush, inclusive of the main block and two-story rear ell. It is pierced on the first story with two 1/1 windows with square-edged casings wider than those found elsewhere on the building. The second story has asymmetrically placed windows. Within the main block is a standard-sized 6/6 window with narrow surrounds, while the ell has an elongated 1/1 window, also with narrow surrounds.

The interior of the building was not accessible.

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The building at 102-104 Charles Street consists of two single-family dwellings within a contiguous structure dating from 1879. The dwellings were constructed simultaneously for African American property owner William B. Jackson as rental property. Defaulting on the mortgage, Jackson was forced to sell the property to Reverend Frank Mezick, who later purchased the adjacent houses at 106-108 Charles Street (AA-1731/AA-1732). Mezick, who lived in Virginia, maintained ownership of the building until his death in 1949, at which time the dwellings were sold separately. The house at 102 Charles Street has been owner-occupied by the same family for nearly fifty years. The dwelling at 104 Charles Street has been occupied by just one of its many property owners, being used primarily as rental housing since its construction.

Site History: Lot 41

The property on which the building at 102-104 Charles Street stands was historically a portion of the much larger Lot 41 in Parcel 31. Documented in James Stoddert's survey notebook, Lot 41 was resurveyed in 1718 for Colonel Samuel Young. Young died in 1736, devising his property to his son, Richard Young. Colonel Young's last will and testament described the Charles Street property, "my lott No 41 lying by a lott of Dr. Carroll (Lot 42), Mr. Dulany (Lot 40), and Mrs. Gresham (Lots 52-53) in Annapolis."

By 1760, the heirs of Richard Young sold the property and its improvements to Thomas Johnson, Jr. for 40 pounds currency. It was conveyed just three years later to Benjamin Beall for 50 pounds currency. The purchase price for the lot and houses increased drastically by 1771 to 120 pounds currency when John Clapham bought it. Eight years later, in 1779, Clapham received just 67 pounds currency for the property when he agreed to convey it to Frederick Green. The reduction in price for the property had little to do with real estate value, but was a tactic used by Clapham and his brother-in-law, Frederick Green, to protect the land from being confiscated by the newly formed government. Property belonging to Clapham, an employee of the Provincial government and loyalist, was eventually confiscated. However, the seizure did not include the Charles Street land. Title was officially conveyed to Green in 1784 for the agreed price of 67 pounds currency.

Frederick Green was the eldest surviving son of printer Jonas Green. By 1738, Jonas Green had moved to Annapolis, Maryland with his new wife, Anne Catherine Hoof. According to the register of St. Anne's Parish, the Green's had fourteen children, the first born in Annapolis on October 18, 1738. Of the six surviving

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children, the three sons continued the family tradition of printing, begun in 1630 with Jonas Green's great grandfather, Samuel Green of Cambridge. The Green family lived in the Georgian style dwelling at 124 Charles Street (Lot 42), erected in the second quarter of the 18th century as rental property for Jonas Green. After the 1767 death of Jonas Green, Anne Green continued the printing business and the production of the Maryland Gazette until her own death in March 1775. During her tenure at the printing shop, Green was assisted by her son Frederick, although the public printing contract was always in her name alone. By 1783, Frederick Green gained full title to the Charles Street property, the printing presses and the all associated equipment. Three years later, in 1786, the printing business was relocated by Frederick and Samuel Green to Francis Street.

In February 1786, Green advertised the sale of the property on Charles Street, "with or without the three acre lots adjoining," in the Maryland Gazette. The sale included Lots 40, 41, 42, and 54. The property, however, remained under the ownership of Frederick Green until 1810. Previously, in 1805, Green had obtained a mortgage on the property for 250 pounds currency from William and John Sanders. The Sanders appear to have been Green's brothers-in-law, as Green had married Anne Sanders in 1775. By January 1806, the mortgage was released. In 1810, Frederick Green conveyed Lots 40, 41, 42, and 54 with buildings, houses, edifices, buildings, and gardens to Richard H. Harwood for \$1,000. Although title of the property was not maintained by a Green, it did remain in the Green family. William Sanders Green, son of Frederick and Anne Green, had married Richard Harwood's daughter, Mary in 1808.

Title to the property on Charles Street was conveyed to William S. Green in 1815 by his father-in-law. Dr. William Green, who also worked as the county clerk, married his second wife, Matilda Bowie, in 1832. The couple obtained a mortgage in 1839 from the Farmers Bank of Maryland. By February 1845, with the mortgage in default, the property was presented for sale at public auction. It was purchased by George Wells, Jr. on July 23, 1845.

Born in 1800, George Wells, Jr. was a prominent citizen of Annapolis, serving as president of the Farmers National Bank and in the Maryland Senate, as well as manager of the Annapolis & Elk Ridge Railroad. Wells had begun purchasing property, both improved and undeveloped, throughout Annapolis in the 1820s. By the 1840s, Wells had accumulated all of the parcels fronting Charles Street, which included the Adams-Kilty House at 131-133 Charles Street

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where Wells resided.

By the third quarter of the 19th century, Wells had overextended himself financially. Consequently, he mortgaged his landholdings to the Farmers Bank of Maryland in 1877. Wells immediately defaulted on the loans and was forced to sell his property on Charles Street, Duke of Gloucester Street, Market Street, South Street, Cathedral Street, Carroll Street, North West Street, and Bladens Street. Alexander Randall was appointed trustee of the estate, and charged with overseeing the subdivision and sale of the land. The property along Charles Street, which included Parcels 28, 30, 31, and 32, was subdivided to create 25 individual lots to be sold at public auction. The sale, completed by 1881, yielded \$16,563 for Wells to pay his creditors. Lot 41 in Parcel 31 was divided into four smaller plots which were sold individually.

Building History

The property on which 102-104 Charles Street stands was purchased in 1879 by African American William B. Jackson for \$164. The land was designated as Lot E and extended forty feet along Charles Street with a depth of 127 feet. Soon after receiving title to the unimproved property, Williams had the two single-family wood frame dwellings erected. According to the tax assessments, the first house was completed in 1879, followed one year later by the completion of the abutting dwelling. The property was valued at \$140 with \$550 for improvements.

In November 1880, William B. Jackson and his neighbor, William McLeod, entered into an agreement to exchanged sections of their properties. The indenture specified Jackson "claims that said McLeod has erected his dwelling on a portion of the lot so belonging to the said Jackson."¹ The portion of the property under question was exchanged for an equal section of the lot that had not yet been improved.

Having defaulted on the mortgage, Jackson was forced to sell the Charles Street property in 1897. Frank Mezick purchased the rental property with its improvements for \$1552. Reverend Mezick, educated at Washington and Lee, graduated from the Virginia Theological Seminary in 1899 and served as minister to a Virginia congregation from 1899 to 1937. Like Williams, Mezick utilized the

¹ Land Records of Anne Arundel County, Liber SH 17, Folio 341.

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building as rental housing. Additionally, Mezick purchased the adjacent property at 106 Charles Street in 1905, and had the existing structure enlarged by erecting an adjoining single-family house designated as 108 Charles Street.

The Sanborn Fire Insurance Maps of 1885 depict the wood frame building as rectangular in plan with none of the ell's or additions that subsequently would be applied to the structure. The first of these ell's appeared by 1903 on the rear elevation of 104 Charles Street. By 1908, a one-story rear ell was constructed on 102 Charles Street. Additionally, based on the Sanborn Fire Insurance Maps, the one-story ell at 104 Charles Street was enlarged to two-stories by 1913, and subsequently extended to the east to obscure the entire rear elevation of the dwelling. The rear ell of 102 Charles Street was also enlarged to two-stories by 1930.

Frank Mezick leased the dwelling at 102 Charles Street to English-born James Rolens in 1900. The census records that Rolens, born in 1876, shod horses at a livery stable. Rolens lived in the house with his wife of two years, who was born in Germany, and their nine month old son. William H. Westphal, a blacksmith who fought in the Spanish-American War, rented the dwelling by 1910. Naval Lt. Joseph W. Biorke, originally from New York, leased 102 Charles Street in 1920. In 1929, Fred Feldmeyer was the occupant, replaced by S.T. Phaneuf in 1949.

Next door at 104 Charles Street, in 1900, lived Rosa Giudike of Italy and her family. Thirty-one year old John F. Mahneke of Wisconsin, who worked as a steward in a hospital, lived at the house in 1910. By 1920, William E. White and his family occupied the dwelling. White, born in England in 1873, was chief master-at-arms at the United States Naval Academy. The city directory notes that the White family continued to maintain occupancy of the building until the 1950s.

With the death of Mezick in Eastport in 1949, the Annapolis Nash Company purchased the property. The company conveyed the dwellings separately in 1952. In March of 1952, Ada Leitch purchased the dwelling at 102 Charles Street. Born in 1901, Leitch worked as director of nurses at the Anne Arundel General Hospital. The unmarried Leitch was the first property owner to occupy the dwelling at 102 Charles Street. Upon her death in 1980, Leitch devised the property to her sister-in-law, Myra F. Leitch. Title was officially transferred to Myra Leitch in April 1981. Born in Tennessee in 1918, Leitch and her husband, Thomas, currently own

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and occupy the dwelling.

Ethel M. Chaney, the future wife of Thomas W. Darrell, purchased 104 Charles Street in February 1952. The city directory for 1954 lists W. Earl Chaney as the occupant, making Chaney the only owner to ever live in the house. That same year, in 1954, Ethel Chaney conveyed the property to Maurice E. and Florence Meade. Following the death of Maurice Meade, the property was sold to Dorothy Virginia Leitch. Leitch was the sister-in-law of adjacent property owner Ada Leitch. The first wife of Samuel Leitch, Dorothy Leitch maintained ownership for nine years, using it as rental property. In 1969, it was sold to Lillian Fisher, who also used the building as rental housing. In 1976, Fisher conveyed the title to present owner, Risselle R. Fleisher of Baltimore. Fleisher has leased the building for twenty-three years.

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HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Industrial/Urban Dominance (1870-1930)

Modern Period (1930-present)

Prehistoric/Historic Period Theme (s):

Architecture, Landscape Architecture, and
Community Planning

RESOURCE TYPE(S)

Category: Building

Historic Environment: Urban

Historic Function (s): DOMESTIC/Single Dwelling

Known Design Source: Unknown

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Chain of Title for 102-104 Charles Street:

- 1718: Resurveyed for Colonel Samuel Young
Stoddert Notebook, Folio 44
- 1736: Samuel Young devised to son, Richard
Young
Will Records
Liber 21 Folio 707
- 1760: Henry Woodward and Mary Young Woodward,
to Thomas Johnson, Jr.
Provincial Court Deeds,
Liber BT 4 Folio 184
- 1763: Thomas Johnson, Jr. to Benjamin Beall
Provincial Court Deeds,
Liber BB 3 Folio 44
- 1765: Benjamin Beall devised to son John Beall,
wife Ann Beall, and brother Basil Beall
Will Records
Liber 33 Folio 268
- 1771: Ann Beall and Basil Beall to John Clapham
Land Records of Anne Arundel County,
Liber IB 3 Folio 146
- 1779-1784: John Clapham to brother-in-law, Frederick
Green
Sale Agreement and Confirmatory Deed
Land Records of Anne Arundel County,
Liber NH 2 Folio 81
- December 10, 1810: Frederick Green to Richard H. Harwood
Sale includes Lots 40, 41, 42, and 54
Land Records of Anne Arundel County,
Liber NH 16 Folio 565
- August 19, 1815: Richard H. Harwood to William S. Green
Land Records of Anne Arundel County,
Liber WSG 3 Folio 628

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August 3, 1839:	William S. and Matilda Green mortgage to Farmers Bank of Maryland Land Records of Anne Arundel County, Liber WSG 24 Folio 26
February 8, 1845:	Decree by Theodorick Bland, Chancellor, in Josiah Bayley, Attorney General of Maryland versus Nicholas I. Watkins, James Iglehard, William S. and Matilda Green, Farmers Bank of Maryland, Thomas Franklin, and William S. Green's estate. Decree appointed James Boyle and Alexander Randall to sell property Chancery Court Papers 6685
July 23, 1845:	James Boyle to George Wells Land Records of Anne Arundel County, Liber JHN 1 Folio 314
January 10, 1877:	George Wells to Farmers Bank of Maryland Mortgage Land Records of Anne Arundel County, Liber SH 10 Folio 488
February 9, 1877:	George Wells to Alexander Randall, land in trust to sell for creditors Land Records of Anne Arundel County, Liber SH 10 Folio 544
July 16, 1879:	Alexander Randall to William B. Jackson Land Records of Anne Arundel County, Liber SH 14 Folio 394
September 10, 1897:	James M. Monroe, attorney, to Frank Mezick Equity 1948, Mortgage Default Land Records of Anne Arundel County, Liber GW 7 Folio 210

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September 19, 1951:

Frank M. Corner, executor for the estate
of Frank Mezick, to Annapolis Nash
Company

Will Records of Anne Arundel County,
Liber RGP 3 Folio 374

Land Records of Anne Arundel County,
Liber JHH 644 Folio 579

102 Charles Street

March 5, 1952:

Annapolis Nash Company to Ada Mae Leitch
Land Records of Anne Arundel County,
Liber JHH 669 Folio 405

April 22, 1981:

Myra F. Leitch, personal representative
for the estate of Ada Mae Leitch, to Myra
F. Leitch

Estate Number 19365

Land Records of Anne Arundel County,
Liber 3400 Folio 156

104 Charles Street

February 4, 1952:

Annapolis Nash Company to Ethel M. Chaney
Land Records of Anne Arundel County,
Liber JHH 665 Folio 299

December 10, 1954:

Ethel Chaney Darrell to Maurice E. and
Florence Meade

Land Records of Anne Arundel County,
Liber JHH 886 Folio 516

April 6, 1960:

Florence Meade, widow, to Dorothy
Virginia Leitch

Land Records of Anne Arundel County,
Liber GTC 1388 Folio 244

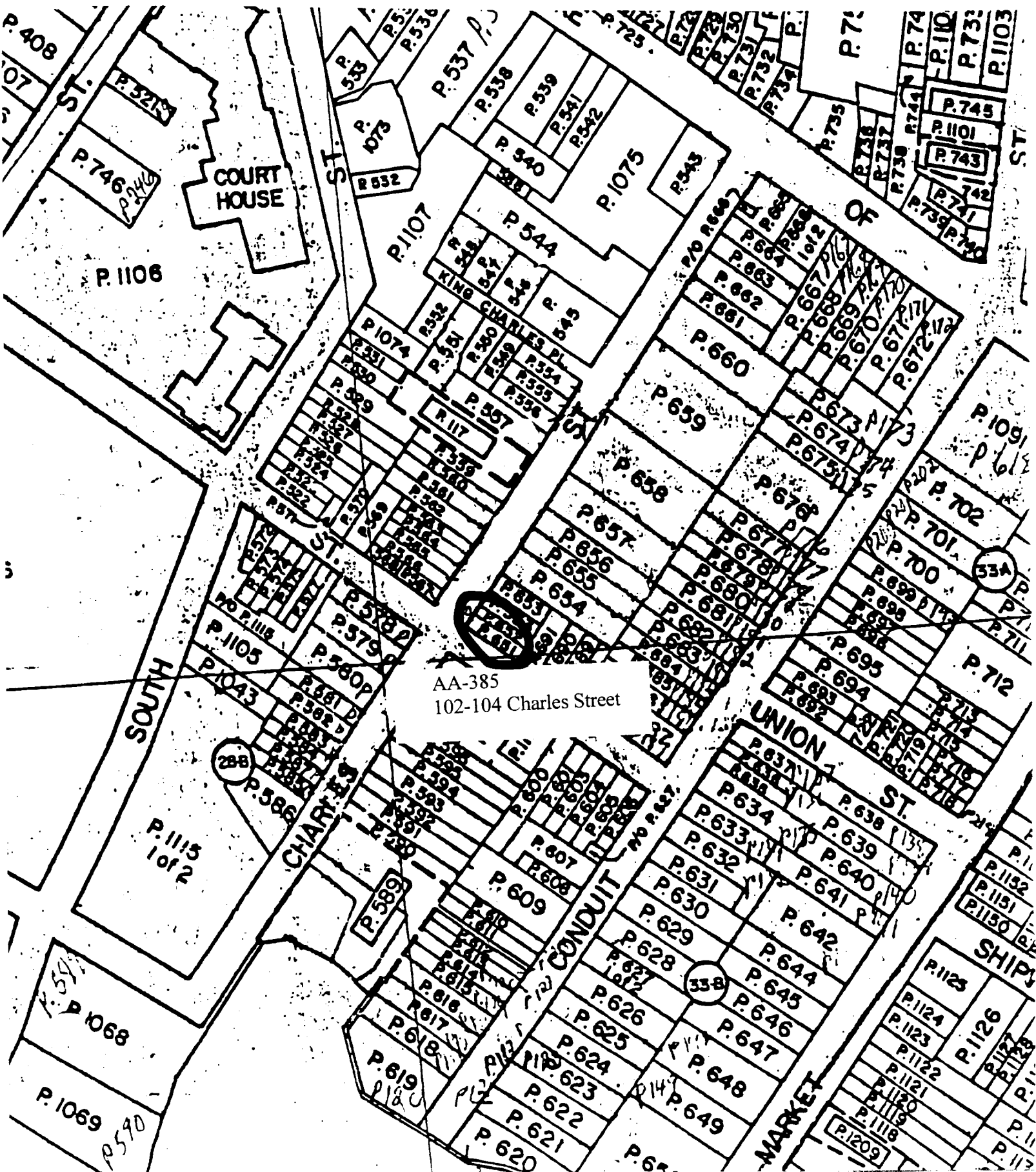
January 7, 1969:

Dorothy Virginia Leitch to Lillian Fisher
Land Records of Anne Arundel County,
Liber MSH 2235 Folio 466

December 28, 1976:

Lillian Fisher to Risselle R. Fleisher
Land Records of Anne Arundel County,
Liber 2922 Folio 263

MAP OF ANNAPOLIS, No.4-6
Maryland Department of Assessments and Taxation
1967; Revised 1991
Scale 1' = 200'





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102-104 CHARLES STREET

ANNA POLIS, MD

TRACERIES

MARCH 1999

MD SHPO

NORTH CORNER, LOOKING SOUTH

1 OF 3



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102-104 CHARLES STREET

ANNAPOLIS, MD

TRACERIES

1/99

MD SHPO

WEST CORNER, LOOKING SOUTHEAST

2 OF 3



AA-385

102-104 CHARLES STREET

ANNAPOLIS, MD

TRACERIES

1/99

MD SHPO

SOUTH CORNER, LOOKING NORTH

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MARYLAND HISTORICAL TRUST
21 STATE CIRCLE
SHAW HOUSE
ANNAPOLIS, MARYLAND 21401

HISTORIC SITES SURVEY FIELD SHEET
Individual Structure Survey Form

SURVEY NUMBER:

AA 385, 1730

NEGATIVE FILE NUMBER:

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: SF Res

ORIGINAL USE: SF Res

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ()

Good (X)

Fair ()

Poor: ()

THEME:

STYLE: Vernacular - Annapolis Federal

DATE BUILT:

1885-1891

COUNTY: Anne Arundel

TOWN: Annapolis

LOCATION: 102 Charles Street

COMMON NAME:

FUNCTIONAL TYPE: Res Map 32 Par 151

OWNER: Myra F. Leitch

ADDRESS: 12 Cathedral Street
Annapolis, MD 21401

ACCESSIBILITY TO PUBLIC:

Yes (X)

No ()

Restricted ()

LEVEL OF SIGNIFICANCE:

Local (✓)

State ()

National ()

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone () Brick (X) Concrete () Concrete Block ()
2. Wall Structure
 - A. Wood Frame: Post and Beam () Balloon (X)
 - B. Wood Bearing Masonry: Brick () Stone () Concrete () Concrete Block ()
 - C. Iron () D. Steel () E. Other:
3. Wall Covering: Clapboard () Board and Batten () Wood Shingle (X) Shiplap ()
Novelty () Stucco () Sheet Metal () Aluminum () Asphalt Shingle ()
Brick Veneer () Stone Veneer () Asbestos Shingle ()
Bonding Pattern: Other:
4. Roof Structure
 - A. Truss: Wood (X) Iron () Steel () Concrete ()
 - B. Other:
5. Roof Covering: Slate () Wood Shingle () Asphalt Shingle () Sheet Metal (X)
Built Up () Rolled () Tile () Other:
6. Engineering Structure:
7. Other:

Appendages: Porches () Towers () Cupolas () Dormers () Chimneys () Sheds () Ells (X)
Wings () Other: Stoop

Roof Style: Gable (X) Hip () Shed () Flat () Mansard () Gambrel () Jerkinhead ()
Saw Tooth () With Monitor () With Bellcast () With Parapet () With False Front ()
Other:

Number of Stories: 2

Number of Bays: 2

Approximate Dimensions: 15 x 40

Entrance Location: Right

THREAT TO STRUCTURE:

No Threat (X) Zoning () Roads ()
Development () Deterioration ()
Alteration () Other:

LOCAL ATTITUDES:

Positive () Negative ()
Mixed () Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

AA-385

Good bracketed cornice; transom lit door; later stoop.

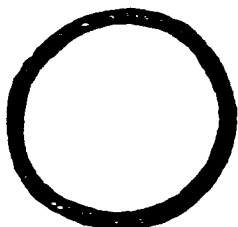
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Good Vernacular pair of residences at important corner location, establishing scale and character of street.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

Open Lane()Woodland()Scattered Buildings()
 Moderately Built Up()Densely-Built Up(✓)
 Residential()Commercial()
 Agricultural()Industrial()
 Roadside Strip Development()
 Other:

RECORDED BY:

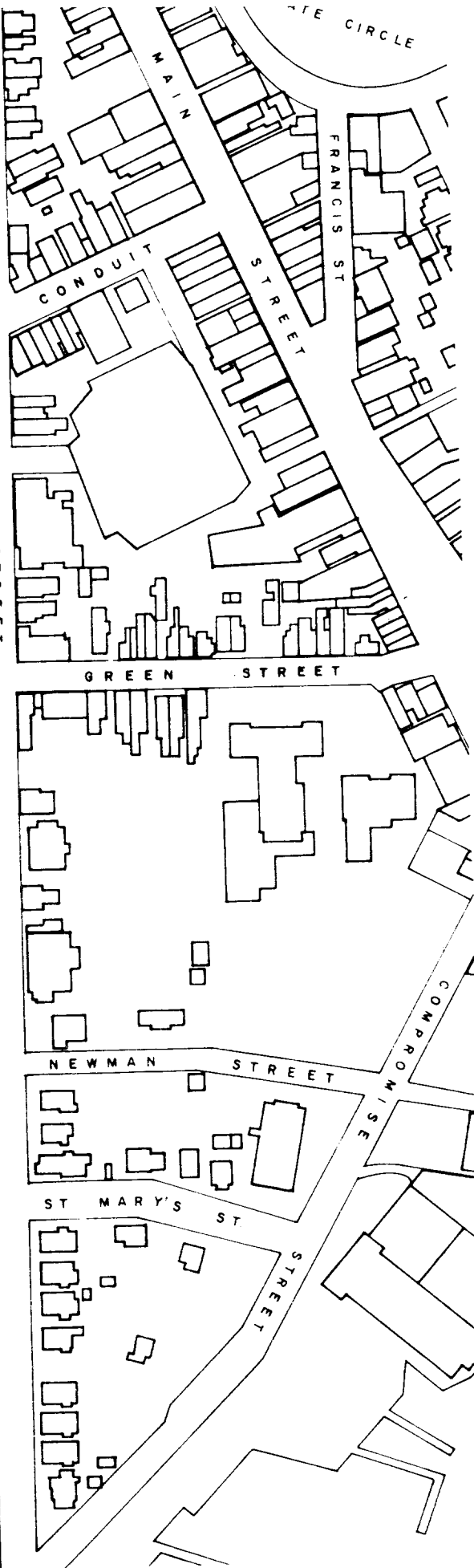
Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



AA 385
ANNAPOLIS HIST. DIST.

0 50 100 200 300 400 500 SCALE IN FEET





102 Charles

AA 385

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NE Elevation/camera facing SW

AA-385

MARYLAND HISTORICAL TRUST
21 STATE CIRCLE
SHAW HOUSE
ANNAPOLIS, MARYLAND 21401

HISTORIC SITES SURVEY FIELD SHEET
Individual Structure Survey Form

SURVEY NUMBER:	AA 385, 1730
NEGATIVE FILE NUMBER:	
UTM REFERENCES:	Zone/Easting/Northing
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME:	
PRESENT USE:	SF Res
ORIGINAL USE:	SF Res
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE:	
Excellent ()	Good (X)
Fair ()	Poor: ()
THEME:	
STYLE:	Vernacular - Annapolis Federal
DATE BUILT:	1885-1891

COUNTY:	Anne Arundel
TOWN:	Annapolis
LOCATION:	104 Charles Street
COMMON NAME:	
FUNCTIONAL TYPE:	Res Map 32 Par 152
OWNER:	Risselle R. Fleisher
ADDRESS:	1725 Park Avenue Baltimore, MD 21217
ACCESSIBILITY TO PUBLIC:	
Yes (X)	No () Restricted ()
LEVEL OF SIGNIFICANCE:	
Local (✓)	State () National ()

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone() Brick(X) Concrete() Concrete Block()
- Wall Structure
 - Wood Frame: Post and Beam() Balloon(X)
 - Wood Bearing Masonry: Brick() Stone() Concrete() Concrete Block()
 - Iron() D. Steel() E. Other:
- Wall Covering: Clapboard() Board and Batten() Wood Shingle(X) Shiplap() Novelty() Stucco() Sheet Metal() Aluminum() Asphalt Shingle() Brick Veneer() Stone Veneer() Asbestos Shingle() Bonding Pattern: Other:
- Roof Structure
 - Truss: Wood(X) Iron() Steel() Concrete()
 - Other:
- Roof Covering: Slate() Wood Shingle() Asphalt Shingle() Sheet Metal(X) Built Up() Rolled() Tile() Other:
- Engineering Structure:
- Other:

Appendages: Porches() Towers() Cupolas() Dormers() Chimneys() Sheds() Ells(X) Wings () Other: Stoop

Roof Style: Gable(X) Hip() Shed() Flat() Mansard() Gambrel() Jerkinhead() Saw Tooth() With Monitor() With Bellcast() With Parapet() With False Front() Other:

Number of Stories: 2

Number of Bays: 2

Approximate Dimensions: 12 x 40

Entrance Location: Left

THREAT TO STRUCTURE:	LOCAL ATTITUDES:
No Threat(X) Zoning() Roads()	Positive() Negative()
Development() Deterioration()	Mixed() Other:
Alteration () Other:	

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

AA-385

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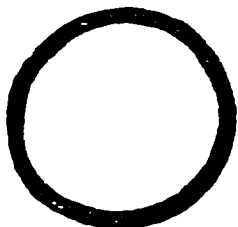
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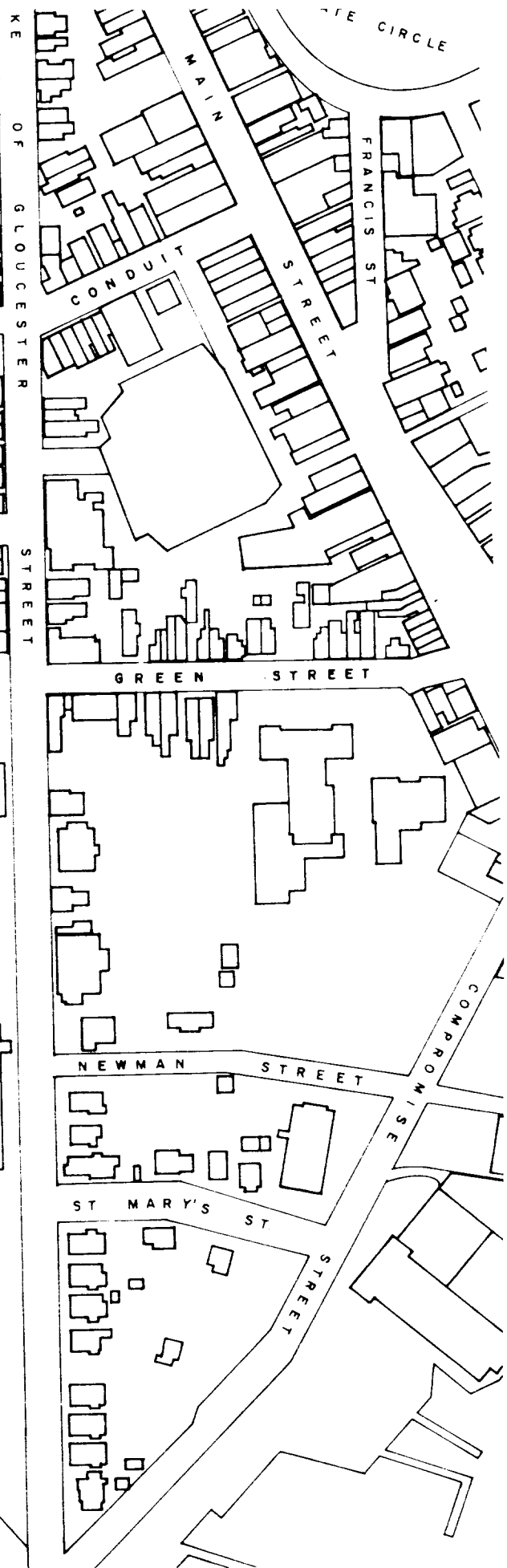
Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



AA-385
1730
ANNAPOLIS HIST. DIST.

0 50 100 200 300 400 500 SCALE IN FEET





AA-385

~~AA-1730~~

104 Charles

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NE Elevation/camera facing SW

0203852504

Form 10-443
(5-62)

1. STATE Annapolis, Maryland		HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY	
COUNTY	VICINITY	2. NAME	
TOWN		DATE OR PERIOD Mid - Late 19th C.	
STREET NO. 102-104 Charles Street		STYLE Greco-Victorian	
ORIGINAL OWNER		ARCHITECT	
ORIGINAL USE residences		BUILDER	
PRESENT OWNER		3. FOR LIBRARY OF CONGRESS USE	
PRESENT USE residences			
WALL CONSTRUCTION wood shingle			
NO. OF STORIES two			
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION		OPEN TO PUBLIC NO	
<p>102-104 Charles is a single structure with two entrances. Set up on a 3' brick base, this brown shingle house has 6/6 windows and a slightly sloping roof. There is a bracketed Victorian cornice. This house is identical to 106-108 but is the better preserved of the two. Both houses appear Greek Revival and would be even more attractive with sash painted and caulkers added. 102-104 occupies an important corner location and should be preserved.</p>			
5. PHYSICAL CONDITION OF STRUCTURE		good	
6. LOCATION MAP (Plan Optional)		7. PHOTOGRAPH	
8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC.		9. NAME, ADDRESS AND TITLE OF RECORDER William D. Morgan Columbia University New York City DATE OF RECORD July 27, 1967	

SUPPLEMENTAL INFORMATION AND PHOTO APHS MAY BE ADDED ON SHEET OF SAME SIZE



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AA-385

PHOTOGRAPH BY
WILLIAM D. MORGAN

102-104 Charles St.

Jan 27/57